

## SELL PROPERTIES IN PENN. SECTION

One a Five Story Tenement  
at Seventh Avenue and  
28th Street.

## OTHER OFFERINGS BY VARIOUS ESTATES

A Number of the Buildings Have  
Stores—Lot Buyers  
to Build.

On Thursday next at the Exchange  
sale, 14 Vesey st., Joseph P. Day  
will offer at absolute auction sale to close  
the estate of the late Maxine G. Schoenen-  
berger the southwest corner of 28th st.  
and Seventh ave., a five story and cellar  
brick tenement, with corner saloon and  
brick tenement, with corner saloon and  
two street stores fronting on 28th st. and  
restaurant on the first floor. The plot is  
3,346x64x64 irregular.

The Seventh avenue subway will have  
station at this corner.

For the same estate Mr. Day will sell  
the northwest corner of 30th st. and  
Eighth ave., and an adjacent parcel at 403  
Eighth ave., 301 and 303 West 20th st.,  
two four story and cellar brick tenements,  
with corner saloon and three street stores,  
each on a lot 24.8x109 feet, besides a  
five story and cellar tenement, with one  
store, at 482 West 26th st., on a lot 21.1x  
98.9 feet.

On the same day Mr. Day will offer for  
the estate of the late Anna T. E. Kirtland  
the southeast corner of Columbus ave. and  
48th st., a five story and cellar brick tenement,  
with five stores, on a plot 26x106.5  
feet. It has been held by the Kirtland  
estate for the last half century. For  
the estate of the late Charles H. Ruger,  
31 Bayard st., near the Bowery, a five  
story and cellar brick tenement on a plot  
28x88 feet; for the estate of the late Josephine  
Grant, the southeast corner of 98th  
st. and First ave., a large vacant corner  
plot containing approximately 11,000  
square feet; for the estate of the late  
Anne J. Dade, 61 West 64th st., a three  
and a half story and basement brown-  
stone front private dwelling, on a lot 18x  
100.5 feet; for the estate of William  
Horne, 67 East 121st st., a four story and  
cellar brownstone front tenement, on a lot  
21x100.6 feet.

Two two and a half story and cellar  
brick frame dwellings, 1543 and 1547 Morris  
ave., are scheduled to be sold on the  
same day, together with seven acres of  
land, with a 292-foot frontage on East  
Chester Road, near Bronx and Pelham  
Parkway, partly improved with a two and  
a half story and basement private dwell-  
ing, and 222 West 140th st., a three story  
and basement brownstone front private  
dwelling, adjoining the southeast corner of  
Edgecombe ave.

William C. Bergen, one of the buyers  
at the Hennessy estate sale last Thursday,  
said yesterday that it is his intention to  
improve his purchase immediately. Mr.  
Osting, a builder in the Bronx, also in-  
tends to improve his purchase of eighteen  
lots in the near future. Dr. Ransom J.  
Tarker, who purchased a large plot at the  
Hennessy sale, plans to erect a fine home  
on the site.

## BIERHOFF ESTATE TO SELL PARCELS

Two Plots at Katonah Avenue and  
East 240th Street Among  
Offerings.

A long list of valuable properties will  
be offered at public auction on Thursday  
May 14 at the Exchange Sale, 14 Vesey  
st., at executors' sale.

For the estate of Joseph Bierhoff Mr.  
Kennelly will offer the northwest corner  
of Katonah ave. and East 240th st., two  
plots, 20x35 feet each; also four choice  
lots on the west side of Katonah ave.,  
30 feet north of East 240th st.; a five story  
brick flat house, with two stores, at the  
southeast corner of East 171st st. and  
Webster ave.; a choice plot of four lots,  
100x30 feet, at the northwest corner of  
Washington ave. and 180th st.; two lots  
on the west side of Undercliff ave., 147  
feet north of 176th st., and one lot on the  
west side of Undercliff ave., 221 feet south  
of Sedgwick ave.; also the southwest corner  
of Lexington ave. and East 188th st.,  
a three story brownstone dwelling, and  
120 East 188th st., a two story frame  
dwelling.

On the same day Mr. Kennelly will offer  
for the estate of Arthur H. Hearn two  
outcrops at Long Branch, N. J., known  
as Eagle outcrops, at 12 North Bath ave.,  
and the Shakespeare Lodge and Shoken  
Garden at North and South Bath aves.,  
43 West 16th st., near Convent ave., a  
four story American basement brown-  
stone dwelling, and 409 East 180th st.,  
near Webster ave., in the Bronx, a four  
story brick apartment.

## HOMES ON EASY TERMS

Fine Brooklyn Houses Being  
Offered by Otto Singer.

Those contemplating the purchase of  
a home will be interested in a visit along  
the line of the new Sea Beach subway,  
where many pretty one and two family  
dwellings are being offered by local build-  
ers on rent-like terms.

Conspicuous among these developments  
is that of Otto Singer, Brooklyn's well  
known builder, at Kings Highway and  
West 28th st. Mr. Singer has erected a  
row of fine old English tapestry brick  
one-family dwellings within two short  
blocks of the Kings Highway station.

Work on this new open-air subway is  
being pushed with all possible speed.  
Steam shovels at various points along  
the line are working day and night in  
order to complete the work on schedule  
time. In the vicinity of Avenue U the  
concrete walls are up.

The running time to Manhattan when  
this new road is in operation will be 15  
to 20 minutes. This feature alone has a  
strong appeal for the business man in  
Manhattan who wants to pay only a  
rent fare.

Home-seekers have been alert to grasp  
these opportunities, as evidenced by the  
numerous sales reported within the last  
sixty days.

## To Study New Factory Laws.

The United Real Estate Owners' Asso-  
ciations have appointed a committee to  
study the new factory laws and to suggest  
such amendments as will make the law  
less burdensome. L. Victor Weil, chair-  
man of the committee in charge of the  
matter, stated: "The committee, in ex-  
amining the law, will not only approach  
it from the point of view of the owner,  
but also with a view toward the effect on  
the manufacturer."



SINGER'S OLD ENGLISH DWELLING HOUSES IN WEST 10TH ST., NEAR KINGS HIGHWAY, BROOKLYN.

## TO HOLD MANY CODE HEARINGS

Persons Desiring to Voice  
Their Views on Subjects  
Can Do So.

## FIRST DISCUSSION ABOUT FIRE LIMITS

Sections on Materials of Con-  
struction Also Soon To Be  
Analyzed in Public.

For convenience in discussing the sev-  
eral parts of the proposed Building Code  
the sections are to be considered in about  
the order as herewith printed. Any one  
desiring to discuss any of these questions  
will please communicate with Rudolph P.  
Miller, Room 1227, Municipal Building, in-  
dicating what particular parts he is de-  
siring to discuss. Mr. Miller will then  
notify him by mail when the particular  
questions will come up.

The grouping arrangement is made en-  
tirely for convenience and is not to be  
considered as in any way indicative of  
any arrangement of the sections in the  
final draft. The section numbers given  
below are those of the draft under con-  
sideration by the Board of Aldermen, in-  
troduced at the meeting of January 13,  
1914:

**Fire Limits.**—Section 13. Units for Calcu-  
lations.—Section 43. Floor loads; 47.  
wind pressure; 60. weights of materials;  
61. computations; 62. working stresses;  
63. column loads; 64. eccentrically loaded  
columns; 65. bearing capacity of soils  
(see foundations); and 66. strength of ex-  
isting floors.

**Materials of Construction.**—Section 46.  
tests; 49. brick; 50. sand; 51. lime; 52.  
lime mortar; 53. cement; 54. cement mor-  
tar; 55. lime-cement mortar; 56. hollow  
building blocks; 57. concrete; 58. timber,  
and 59. steel.

**Steel and Iron Construction.**—Section 67.  
cast iron columns; 68. cast iron rivets;  
69. rolled steel columns; 68. steel  
girders; 69. steel floor and roof beams;  
70. connections; 71. riveting; 72. bolting;  
73. trusses; 74. riveted steel trusses; 75.  
pin connected trusses, and 76. painting.

**Wood Construction.**—Section 77. wood  
beams; 78. anchors, etc.; 79. columns, etc.  
**Foundations.**—Section 81. bearing ca-  
pacity (see units for calculations); 81.  
foundations; 85. piers to rock or hardpan;  
86. footings; 87. piles.

**Masonry Walls.**—Section 88. walls; 89.  
piers; 90. stone walls; 91. ashlar; 92. mor-  
tar; 93. thickness; 94. inclosure walls; 95.  
curtain walls; 96. fire walls and partitions  
(see definitions); 97. parapet walls; 98.  
walls of buildings raised, etc.; 99. existing  
walls; 100. furrow walls, etc.; 101. recesses,  
etc.; 102. arches and lintels.

**Reinforced Concrete.**—Section 103.  
**Exit Facilities.**—Section 107. entrances and  
doors; 108. stairs; 109. required number of  
exits, etc.; 20. exits; existing buildings;  
21. engineers' stationary ladders; 26. ac-  
tivities (see construction above roof).

**Safeguards Against Spread of Fire.**—  
Section 115. floor area between fire walls;  
22. shafts more than 6 square feet; 23.  
shafts less than 6 square feet; 25. fireproof  
doors, etc.

**Fireproof Construction.**—Section 105. gen-  
eral requirements; 104. fireproofing of  
buildings; 106. miscellaneous provisions;  
105. partitions; 107. tests.

**Construction Above the Roof.**—Section  
22. roofline; 23. cornices, gutters; 24. lead-  
ers; 25. tanks; 26. scuttles (see exit fa-  
cilities); 27. pent houses; 28. skylights; 29.  
roof protection (see precautions during  
construction).

**Fire Extinguishing Appliances.**—Section  
24. standpipes, etc.

**Light and Ventilation.**—Section 14. limits  
of area; 16. light and ventilation.

**Heating Appliances.**—Section 109. chim-  
neys, etc.; 110. smoke pipes; 111. hot air  
flues, and 112. heating and cooking ap-  
paratus, vent flues, etc.

**Precautions During Construction.**—Sec-  
tion 42. skylight and roof protection (see  
construction above roof); 43. sidewalk  
sheds; 26. cellar drainage; 44. scaffolds;  
51. excavations, and 52. foundations of ad-  
joining party walls.

**Construction Outside Building Line.**—

## QUARTERLY FEES TOTAL \$1,162,680

Bigger Business at Reg-  
ister's Office than  
Expected.

## CITY GETS INTEREST ON THE TAX RECEIPTS

Manhattan Recording Work Not  
Much Lessened by Bronx  
County.

The business of the Register's Office,  
New York County, in the first three  
months of the present administration rep-  
resents a larger percentage of recording  
in Manhattan than had been expected  
after the creation of Bronx County. Re-  
ceipts of the office were \$1,162,680.95 from  
mortgage tax and \$28,990.46 from fees of  
all other kinds. Interest amounting to  
\$2,654.37 on the above sums for the  
first three months of the year was turned  
into the city treasury.

The total assessed value of realty in  
Manhattan on which taxation is to be col-  
lected this year is \$3,192,500,790. Nearly  
the whole of this vast sum is represented  
in the instruments recorded in the Reg-  
ister's Office.

In the department for the preservation  
of old records the antiquated method of  
copying old pen and ink records by hand  
has been abandoned. United States gov-  
ernment tests of the best possible type  
ribbons have been secured, and hereafter  
typewritten copies of these old records will  
be made at a saving of two-thirds in cost.

The public will be interested to know  
that the records already prepared by the  
department have been put to available use  
by another of the city departments. The  
Bureau of Survey and Designs of the  
office of Borough President Marks, which  
has in charge the determination of the  
true street lines, has made large use of  
the researches and compilations of data  
made in the office of the Register, and the  
co-operative work of these two offices rep-  
resents not only a saving of money to the  
city, but, what is more important,  
shows a practical co-operative spirit be-  
tween two great city offices.

**Will Sell Fine Dwelling**  
House in Fifth Avenue Section  
to Go at Auction.

On Thursday next, at the Exchange  
Sale, 14 Vesey st., the M. Morgenthau, Jr., Com-  
pany, auctioneers, will hold an important  
auction sale of city properties, including  
45 West 52d st., between Fifth and Sixth  
aves., a four story brownstone dwelling  
house, in one of the most exclusive sec-  
tions of the city. At partition sale the  
southeast corner of East 18th st. and  
Vesey ave., a vacant plot, 25x100 feet,  
at absolute executor's sale for the estate  
of Henry C. Howard, northwest corner  
of Lexington ave. and 129th st., a vacant  
plot, 100.11x65 feet. This plot is one of  
the few remaining unimproved corners  
on the new Lexington avenue subway  
route, and is convenient to subway sta-  
tions at 128th and 134th sts., at execu-  
tors' sale for the estate of Rebecca El-  
dred, a vacant plot, extending through  
from East 234th st. to East 235th st., 144  
feet west of Vesey ave., 53x290 feet. It  
has a valuable double frontage, which  
makes it an attractive parcel.

On the same day this company will sell  
the entire block front on Ninth ave., ex-  
tending on the west side of 28th st. to  
26th st., twelve lots in all, including four  
lots on 28th st. adjoining the block  
front; a vacant lot on Washington ave.,  
25 feet south of 18th st., 23x95.63x31 feet,  
a vacant plot on the east side of 18th st.,  
51 feet west of the Grand Boulevard and  
Concourse, 51.78x116.71x90x100.35 feet.

**Recent Buyers.**  
Bernard McGreevy is the purchaser of  
the five story fathouse at the northeast  
corner of Amsterdam ave. and 89th st.,  
the sale of which by James McClenahan  
was reported recently.

H. Elowitz is the purchaser of the dwell-  
ing house 55 West 97th st., the sale of  
which by Franklin Buchsbaum was re-  
ported last week.

Philip Reilly is the buyer of 228 East  
45th st., sold recently by the Travelers'  
Aid Society.

Wahneight, and in the vicinity are the  
handsome suburban homes of William A.  
Read, Oliver Harriman, Don Barber,  
Ruth R. Chisholm, Henry Steers, J. Rich  
Steers, Daniel E. Seybel, John A. Riker,  
Robert Park, George C. Clausen, W. P.  
Sturm, Richard Hunt, Mrs. John M.  
Carrère, Bleeker Rathbone, Nicholas F.  
Palmer, Dunlevy Milbank, Edgar L.  
Marsten, Charles Mallory and various  
others too numerous to mention.

Rye and Port Chester are near the  
boundary line between the states of New  
York and Connecticut. The stations are  
on the New York, New Haven & Hart-  
ford Railroad, with an excellent train  
service. The State Highway Commission  
has made King st. a state road and it  
leads direct to the railroad station at  
Port Chester.

Port Chester is twenty-six miles from  
the Grand Central terminal and twelve  
miles from the Greater New York line.  
Its harbor and waterfront are noted.  
There are no better to be found along  
the Sound. It is the first stop on the ex-  
press trains from New York. It is  
reached in forty minutes.

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Marsten, Charles Mallory and various  
others too numerous to mention.

Rye and Port Chester are near the  
boundary line between the states of New  
York and Connecticut. The stations are  
on the New York, New Haven & Hart-  
ford Railroad, with an excellent train  
service. The State Highway Commission  
has made King st. a state road and it  
leads direct to the railroad station at  
Port Chester.

## SUGGEST CHANGING NAME OF HIGHLANDS

Town Should Be Called  
"Golden Gate of New Jer-  
sey," Says Minister.

At the third annual dinner of the High-  
lands Board of Trade, held last Thurs-  
day in the attractive hall of C. M. John-  
son's Seaside Inn, Highlands, the Rev.  
Elijah F. Reid suggested, in an address  
about the moral and civic improvement  
in Highlands, that the name of the town  
be changed to the "Golden Gate of New  
Jersey," owing to the natural beauty of  
the place. There were present at the din-  
ner, which was the most successful and  
enjoyable ever held by the organization,  
125 men, including members and guests  
of the board.

E. A. G. Intemann, president, was  
toastmaster and welcomed the guests. On  
his right were seated Secretary of State  
David S. Crater and the Rev. Elijah F.  
Reid, and on his left State Treasurer Ed-  
ward E. Grosscup, Assembly Speaker A.  
M. Beckman and former Assemblyman  
Elmer H. Geran, of Matawan. Letters of  
regret were received from Congressman  
Scully, Senator Stetson, George M. La  
Monte, John W. Meredith, Judge John E.  
Poster and Melvin A. Rice.

Miss Host Johnson, as usual, prepared  
a fine feast.

Elmer H. Geran, one of the speakers,  
entertained his hearers with his ready  
wit, giving at the close of his talk some  
sound advice and friendly suggestions as  
to how to build up a town. "Continued  
and united efforts," he said, "are what  
count."

Speaker Beckman, in an eloquent ad-

## NEW HOTEL IN N. J. MTS. Will Be Opened Soon.

The beautiful mountainous section in  
and near Boonton, N. J., is less than  
twenty-five miles from the centre of  
Manhattan, and the new hotel now being  
built by G. N. Vincent on a twelve-acre  
tract on a site having an elevation of  
650 feet will give motorists and others  
the opportunity of enjoying all the ad-  
vantages of such a situation under most  
favorable circumstances.

This new hotel, which is to be known  
as Pudding Stone Inn, will be completed  
and ready to open by June 15 and will  
have accommodations for 100 guests. It  
overlooks the Reservoir Lake and the  
Passaic and Rockaway river valleys.  
There will be tennis and racquet courts,  
bowling on the green, canoeing on the  
river and fine roads for riding.

The hotel stands back 500 feet from  
the roadway and is surrounded by  
groves of balsam cedars and pines. The  
landscaping is the work of Olmsted &  
Vaux. Armstrong & De Gelleke are the  
architects. Richard Vincent, who was  
recently graduated from Princeton, will  
manage the hotel.

## NEW OCEAN FRONT HOMES

Fine Houses Being Erected at  
Manhattan Beach Estates.

Mrs. Bel B. Purdy is erecting a new  
residence on the westerly side of Corbin  
Place, south of Oriental Boulevard, at  
the Manhattan Beach station. Mrs. Nellie  
H. Vernon is erecting a new residence on  
the corner of Oriental Boulevard and  
Hastings st., and E. D. Homans a bungal-  
ow on the westerly side of Beaumont st.,  
immediately south of Hampton ave.

The following rentals have recently been

## NEW HOUSES FOR HOWARD ESTATES

Plans Being Prepared for  
Ten Buildings To Be  
Ready This Summer.

Since the taking over of the How-  
ard Estates, on Jamaica Bay, by a syndi-  
cate headed by Frederick W. Kavanna,  
banker and manufacturer of Water-  
bury, N. Y., a few weeks ago, the work of  
improvement has been started. More  
than twenty blocks near the new El-  
lenville station, on the Rockaway Branch  
division of the Long Island Railroad,  
being covered with top soil, and estimat-  
ed for the paving of the main avenue al-  
ong the Stillwell Canal are being received  
from the Stillwell Canal. This street will  
connect across the beach front with  
Hawtree ave., and give motor-  
ists and excellent highway, enclosing the  
three miles of waterfront owned by this  
development. It will also open up the  
waterfront lots along the canal.

Some thirty-four cottages and bungal-  
ows have already been sold, and plans  
are now being prepared for the erection  
of ten more houses, which it is hoped  
will be ready for occupancy early in the  
summer. The scheme of development of  
the Howard Estates is planned to inter-  
est the man of moderate means who de-  
sires to own a home on the waterfront,  
where he can enjoy the pleasures of fish-  
ing, boating and bathing.

The directors of the Howard Estates  
Development Company, in addition to Mr.  
Kavanaugh, are Myer Nussbaum, George  
H. Lowerre, William F. Miller, William  
E. Phillips and Henry D. Estabrook, all of  
New York City. Meade C. Dobson, for-  
merly secretary of the United States and  
Mexican Trust Company, has joined the  
selling organization of the company.

## BUNGALOW RENTALS AT KEANSBURG, N. J.

Brisk Demand Already for Sum-  
mer Homes in This Sea-  
shore Colony.

The season at Keansburg, N. J., has  
started with a rush, and the well known  
Raritan Bay bungalow colony is expect-  
ing the biggest season in its history.

Since the season of 1913 there have been  
constructed over 100 bungalows, ranging  
in price from \$80 to \$2,500, and the build-  
ing boom still continues unabated. These  
bungalows are three to eight rooms, wood  
and stucco, one story buildings, with large  
porches and windows and attractive  
grounds.

Many of these bungalows are "for rent"  
for very nominal prices, ranging from  
\$12 for three rooms to \$250 for the larger  
ones.

This great boom is due to the natural  
attractiveness and the many new fea-  
tures that are added yearly for the enter-  
tainment of the summer population.

This popular resort, with a wonderful  
boardwalk and beach, has a steamship  
line running from the Battery direct to  
Keansburg.



PUDDING STONE INN, BOONTON, N. J.

dress, lauded President Wilson, praised  
Governor Fielder, and emphasized the  
fact that perseverance brought growth  
and success to a community. Mr. Gross-  
cup was then called upon, and entertained  
his hearers with some witty remarks and  
serious talk. Mayor Eliott of Sea Bright  
also responded with a few remarks.  
Mayor Van Mater of Atlantic Highlands  
and several other residents of that and  
neighboring towns were present and  
greatly enjoyed the evening's treat.

## REAL ESTATE FOR SALE OR TO LET

LONG ISLAND.

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# MANHATTAN BEACH

Here is a Home Community in  
Greater New York that has  
charms for all the family.

An Ocean Front Home-Place—Delightful All-Year-Round

Quick and economical transportation facilities—with all city con-  
veniences and improvements—plus the pleasures of the sea-shore.  
Manhattan Beach is delightful all seasons. Many former apart-  
ment dwellers have already appreciated this feature and it is now  
firmly established as an all-year-round residential community.

\$1,000,000 worth of Beautiful Residences already built.

Water, gas, electricity, telephones, granolithic sidewalks, macadamized  
streets and a perfect sewerage system, for which there are no assessments.  
Manhattan Beach offers an opportunity to those who desire a REAL  
home that will meet the requirements of the most discriminating at ex-  
ceptional prices and easy terms.

An opportunity to select a plot for immediate building  
at special inducements.

A Visit Will Convince You.

Direct route to Manhattan Beach by changing from B. R. T. trains at  
Sheepshead Bay, Manhattan Beach Electric Cars leaving adjoining Sta-  
tion. All year service.

For descriptive booklet, prices and terms, call, write or telephone direct to the

## Manhattan Beach Estates.

192 Broadway, N. Y.

Telephone, Cortlandt 2107

or offices on property, telephones Coney Island 920-921

